
Site Address:	93 Sea Front, Hayling Island, PO11 0AW		
Proposal:	Removal of one garage and extension to second garage to provide gym and office including revised driveway layout.		
Application No:	APP/18/00341	Expiry Date:	30/05/2018
Applicant:	Mr James		
Agent:	Mr I Murray	Case Officer:	Tina Pickup
	Mr I Murray		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located on the south side of Sea Front towards its western end and the Urban Area boundary runs along the southern boundary of this property where it abuts the beach. There are only 2 more properties on this side of the road to the west within the defined urban area.

The application dwelling comprises a two-storey, detached dwelling that has recently undergone refurbishment and extensions under APP/17/00473. It is set back within the plot by some 37m from the highway and is currently accessed via a driveway adjacent its eastern boundary. Formerly there was a garage within this frontage area, but this has recently been demolished. The front boundary adjacent Sea Front is a high brick wall (about 2.2m high) and within this wall at its western end is a garage door leading directly into an additional pre-fab style small flat roofed garage located in the north west corner of the site. There is a modest tree set within the plot, close to the western boundary.

Immediately to the east is Bayview Court flats, set over 2 blocks - the frontage of which is traditional pitched roof two storey; the rear is flat roofed 3 stories high. There is fencing and mature hedging on this eastern boundary. To the west is a two storey dwelling, No 93a, also set back some 30m but there is a pitched roof chalet style 'outbuilding' within the frontage located immediately adjacent the shared boundary with the application site, as well as a flat roofed garage/store. The chalet style outbuilding has the appearance of a domestic dwelling but it is not known whether it is occupied separately or as ancillary accommodation.

2 Planning History

APP/16/00213 - Rear sun room and balcony, front two storey porch and full external cladding., PERM,20/04/2016

APP/17/00200 - Rear sun room and balcony, front two storey extension and full external cladding. (Revised application)., WD,11/04/2017

APP/17/00473 - Removal of sun room to rear; addition of rear balcony, front two storey extension and full external cladding., PERM,15/06/2017

3 Proposal

Removal of one garage and extension to second garage to provide gym and office including revised driveway layout.

4 **Policy Considerations**

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
CS17 (Concentration and Distribution of Development within the Urban Areas)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

None necessary

6 **Community Involvement**

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 28

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None received	

7 **Planning Considerations**

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties

- (i) Principle of development and use

7.2 The application site is located within the defined urban area, albeit at its edge, therefore

development is considered acceptable in principle subject to development management criteria. The proposed outbuilding is detached and set forward from the main dwelling such that it could potentially be occupied separately and independently from the primary dwelling. Further information has been provided confirming that the use is intended as genuine ancillary with a functional link to the main house - the applicant has renovated the main house as his retirement home and will use the proposed outbuilding as a study/home office and no business will operate from it; and the gym area may include a bed settee for guests but those guests would spend their time and take all meals etc in the main house and simply sleep in the outbuilding. It would be necessary to condition the use as ancillary to ensure future control over the use of the outbuilding.

(ii) Appropriateness of design and impact on the character of the area

- 7.3 The proposed flat roof building would have a height of 2.6m and therefore largely screened by the 2.2m high frontage brick wall. The angle of vision into the site from the drive opening would result in only oblique views of the structure set back in the site - it would not be overly prominent in the street scene. Whilst flat roofs are not normally encouraged, particularly to the front, the fact that the proposed building does have a flat roof, in this instance keeps the building sufficiently low to be screened by the existing wall.
- 7.4 The pattern of development characteristic of the 3 dwellings Nos 93 to 95, includes the main dwelling set back with an outlook over the beach, with outbuildings and garages nearer the highway. The proposal is therefore considered compatible with the pattern of development in the immediate area.
- 7.5 A contemporary design is proposed with white render elevations, anthracite grey aluminium windows and doors. Whilst this is different to the main house which is mainly red brick with white windows and doors (although it does have a flat roofed two storey contemporary central entrance and stairwell addition to the north elevation). The separation distance is sufficient for this variation not to be harmful, and the visual link is provided with the central feature of the main dwelling. Overall the design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.6 The siting of the proposed outbuilding would be alongside the chalet style outbuilding at No 93a. This has a blank side gable and will not be impacted by the proposed adjacent lower profiled outbuilding. Its use has been confirmed as ancillary and low.....so unlikely to result in any significant additional vehicular movements or activity/noise/comings and goings detrimental to the amenity of the occupiers of no 93a adjacent and its adjacent outbuilding whose use is unclear but appears to provide residential accommodation.
- 7.7 Consequently, it is considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Tree and frontage landscaping

- 7.8 There is a semi-mature deciduous tree located close to the western boundary and what will be the southern elevation of the proposed outbuilding. The applicant has indicated that it will remain, but its proximity to the proposed development makes it likely to be lost.

Since it is not TPO'd and does not provide sufficient public amenity to justify protecting, then there is no objection to its loss. The proposed plans indicate that the frontage area will include a reconfigured driveway and landscaped frontage area which will tidy up the site and improve its overall visual amenity, potentially compensating for the loss of the tree.

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the street scene and neighbours and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00341

(A) subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location and Site Plan Drawing No A104 V12
Garage office Plans Drawing No A109 V12
Proposed site Section Drawing No A105 V12
Proposed Views Drawing No A106 V12

Reason: - To ensure provision of a satisfactory development.

- 3 The outbuilding and accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation or business.

Reason: The unit of accommodation is not in a satisfactory position or served by private amenity space to be occupied separately from the main dwelling and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.